BK 2702

INSTALLMENT WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand & No/100ths ($450,000.00) Dollars, of which Forty-Five Thousand & No/100ths ($45,000.00) Dollars has been paid in cash or equivalent by The University of Tennessee, the receipt of which is hereby acknowledged, and for the remainder of Four Hundred Five Thousand & No/100ths ($405,000.00) Dollars The University of Tennessee has executed a note of even date whereby it promises to pay nine (9) annual installments of Forty-Five Thousand & No/100ths ($45,000.00) Dollars each, beginning August 1, 1958, and thereafter on the same day of each succeeding year, plus interest at the rate of four percent (4%) per annum on the unpaid balance payable annually, and as security for the payment of the full amount of the unpaid portion of said purchase money consideration hereinbefore mentioned, a vendor's lien is hereby reserved on the real estate herein conveyed, the Book Agents of the Methodist Episcopal Church, South, a corporation organized and existing under Chapter 136 of the Acts of the State of Tennessee for 1855-6, has this day bargained and sold and does hereby transfer and convey unto the said The University of Tennessee, a corporation of the State of Tennessee, its successors and assigns, certain land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 165 on the Original Plan of the Town of Nashville, not of record, described according to a survey made by W. W. Southgate, Surveyor, of record in book 332, page 23, Register's Office for said County, as follows:

Beginning at the northeast corner of Broad Street and Ninth Avenue North, formerly McLemore Street; thence with the easterly margin of Ninth Avenue North, northerly 243 feet 5½ inches, more or less, to the southerly margin of an alley; thence with said alley, easterly 76 feet 6½ inches; thence southerly 164 feet 1 inch to the northerly line of the property conveyed to First American National Bank of Nashville by deed from The Condra Development Company of record in book 2633, page 575, said Register's Office; thence with their northerly line, westerly 6½ inches to their northwest corner; thence with their westerly line, southerly 80 feet, more or less, to the northerly margin of Broad Street; thence with

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